

Overlake Study Area

We Want Your Feedback! Overlake Neighborhood Plan Update OPEN HOUSE

Where & When

Please join us at an Open House forum on November 15th, 2006, where we'll be discussing the next steps in the Overlake Neighborhood Plan Update.

- Where:** VFW Post 2995
4330 148th Ave. NE, Redmond
- When:** Wednesday, November 15th
4:00-7:00 pm
Presentations at 4:30 & 6:00 pm

Purpose of the Project

The Neighborhood Plan Update will refine and implement the community's vision for Overlake, which was adopted in 1999. With the year 2030 as our target, we're planning for a vibrant neighborhood environment that successfully accommodates housing and employment growth, parks and open spaces, improved pedestrian, bike, and automobile circulation, as well as a Light Rail transit system.

Purpose of the Open House

Help us determine how best to achieve the area's vision by evaluating several alternative concepts for the area. Each concept builds upon the ideas that were generated at the May 2006 design workshop, while exploring different levels of growth and public investment in the area. Since significant residential and commercial growth is envisioned for the area's Mixed-Use Core, we've taken a detailed look at this zone. Look on the back of this newsletter for a preview!

The Employment Area is envisioned to retain a campus environment while allowing for additional office development through 2030. Some multi-family development is envisioned to occur on portions of the NE 40th and NE 51st Street corridors. The alternatives propose improved vehicle, pedestrian, bike, and transit connections between the Employment Area and the Mixed-Use Core, and new ways to encourage use of transportation alternatives through improved incentive programs and parking management.

Your feedback is essential to the Overlake Neighborhood Plan Update. Bring your comments, questions, or concerns to the November 15th Open House. We'll see you there!

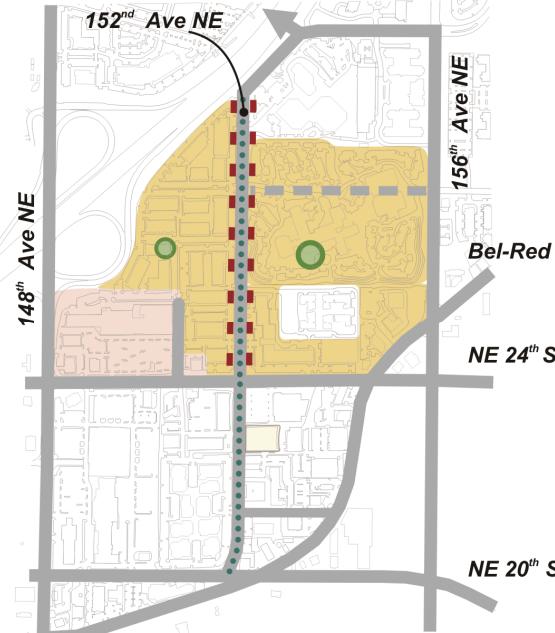


Proposed Alternatives for the Mixed-Use Core

These alternatives explore a variety of ways to achieve the community's vision for the Overlake Mixed-Use Core, the area within which businesses such as Safeway and Sears are located. They build on the area's existing strengths, including its active retailers and businesses, as well as its proximity to employment centers and residential neighborhoods. The alternatives portray potential redevelopment through 2030. Any development would be initiated and undertaken by property owners. While not much redevelopment is expected to occur in the short-term, there could be greater potential change over the long-term.

Existing Patterns

Redevelopment occurs, similar to existing patterns, and the City invests modestly to improve infrastructure.



Key Characteristics

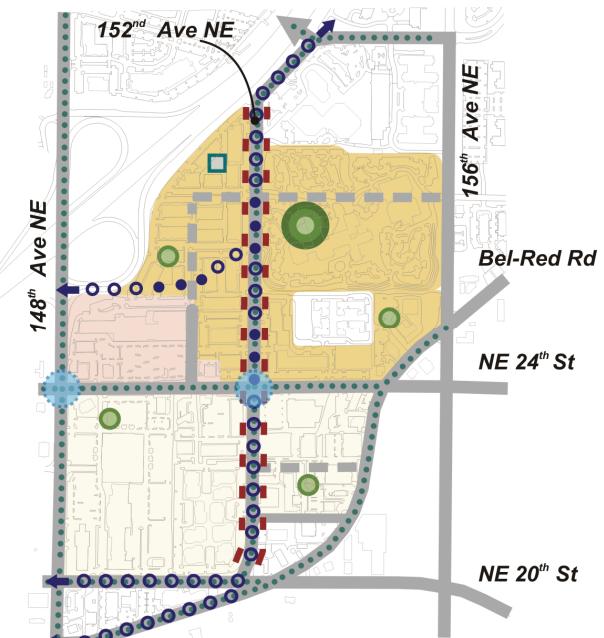
- Development is consistent with existing patterns and suburban in form.
- Some improvements on 152nd Avenue NE to provide a more pleasant environment for pedestrians.
- There is potential for some small, privately developed open space.
- Modest increase in housing and employment.

Legend

Commercial infill	● ● ● Streetscape improvements
Mixed use (commercial & residential) emphasizing regional retail	■ ■ ■ Street improvements and development that create a pleasant walking and lively urban environment
Parcel-by-parcel redevelopment or infill, 3-6 story mixed use	○ ○ ○ Alternate alignments for potential regional light rail
3-6 story mixed use emphasizing commercial	● ● ● Alternate locations for potential light rail stations
3-6 story mixed use emphasizing residential	● General vicinity of open space or plaza
Higher density mixed use, with potential for some buildings over 6 stories	~ General vicinity of trail connections to open spaces
New local street	■ General vicinity of stormwater facility
Intersection improvements to aid regional thru traffic	

Moderate

Moderate public investment in infrastructure supports some mixed-use redevelopment of the area.

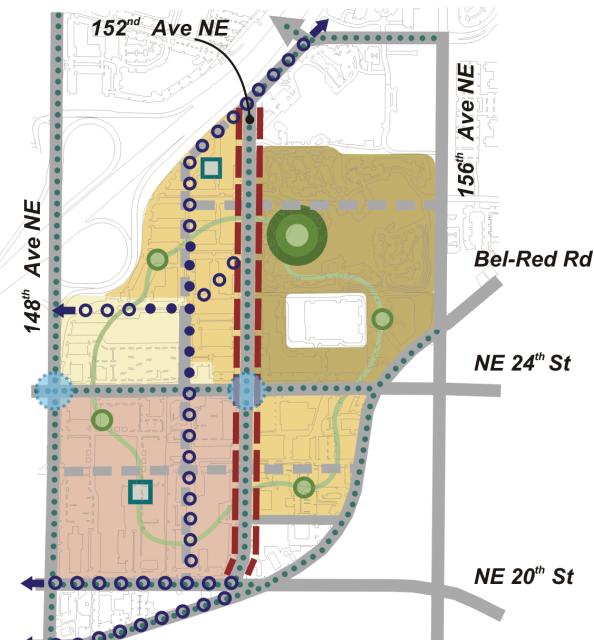


Key Characteristics

- There is a marked increase in mixed-use (multi-family over retail or office) development and addition of amenities.
- 152nd Avenue NE develops as a safe, well-designed pedestrian environment and starts to become a focal area within the neighborhood. Pedestrian amenities are improved on all major streets.
- There is potential for privately developed open space in addition to a larger City-developed open space "anchor."
- Opportunity for start of regional approach for stormwater management, as an alternative to site by site treatment
- Transportation improvements include expansion of regional and local transit service, new local streets, two intersection improvements and enhancement of pedestrian and bicycle systems.
- There is a significant increase in housing and moderate increase in employment.

Ambitious

Significant public investment in infrastructure and amenities supports substantial mixed-use redevelopment.



Key Characteristics

- Aiming to become a mixed-use center, development includes housing, commercial, and amenities to create an urban residential neighborhood.
- 152nd Avenue NE develops as a lively urban street that attracts pedestrians to multiple activities.
- There is potential for a linked system of open spaces—both publicly and privately developed—throughout the area.
- Additional opportunities for regional stormwater management.
- Further enhancements to regional and local transit and pedestrian and bicycle systems. Additional local streets are added.
- A larger increase in housing and employment occurs.

Questions or Comments?

For more information, please contact Lori Peckol at 425.556.2411 or lpeckol@redmond.gov or Jayme Jonas at 425.556.2496 or jjonas@redmond.gov. Please feel free to visit www.redmond.gov/intheworks/overlake for more information on this project or the draft alternatives.